



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	DA-33-2025 PAN-534106
Applicant	Ambrose Building Development Solutions [REDACTED]
Description of development	Alterations and additions to existing building
Property	44 DUKE STREET URALLA 2358 101/-/DP1303572
Determination	Approved Consent Authority - Council staff under delegated authority
Date of determination	27/02/26
Date from which the consent operates	27/02/26
Date on which the consent lapses	27/02/31
Approval bodies that have given general terms of approval	DCCEEW

Under section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by the granting of consent using the power in section 4.16(1)(a) of the EP&A Act, subject to the conditions specified in this notice.

Right of appeal / review of determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been

disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

Heather Nicholls
Acting Manager Planning & Development
Person on behalf of the consent authority

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

General Conditions

1	<p>Compliance with Building Code of Australia and insurance requirements under Home Building Act 1989</p> <ol style="list-style-type: none"> 1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia. 2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences. 3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia. 4. In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made. 5. In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made. 6. This section does not apply— <ol style="list-style-type: none"> a. to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or b. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies. <p>Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</p>															
2	<p>Approved plans and supporting documentation</p> <p>Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.</p> <table border="1" data-bbox="313 1749 1230 1955"> <thead> <tr> <th colspan="5">Approved plans</th> </tr> <tr> <th>Plan number</th> <th>Revision number</th> <th>Plan title</th> <th>Drawn by</th> <th>Date of plan</th> </tr> </thead> <tbody> <tr> <td>Dwg 25011 A101</td> <td>Rev 2</td> <td>Site Plan</td> <td>New England Design Group</td> <td>Dec 2024</td> </tr> </tbody> </table>	Approved plans					Plan number	Revision number	Plan title	Drawn by	Date of plan	Dwg 25011 A101	Rev 2	Site Plan	New England Design Group	Dec 2024
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Dwg 25011 A102-104, A201	Rev 1	Floor plan and elevations	New England Design Group	Dec 2024
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Approved documents			
Document title	Version number	Prepared by	Date of document
Vegetation Management Plan		Stephen Cotter	31 January 2026
BCA Fire and life safety audit report		Jade Mcilwain, 4U Certification	6 August 2025

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

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GENERAL TERMS OF REFERENCE - DCCEEW

Reference Number: IDAS-2025-10595

Issue date of GTA: 11 February 2026

Type of approval: Controlled activity

TC-G001 - Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Department of Climate Change, Energy, the Environment and Water – Water Group, and obtained, for a controlled activity approval under the Water Management Act 2000.

TC-G004 - A. This General Terms of Approval (GTA) only applies to the proposed controlled activity prescribed in the plan and associated documents found in Schedule 1, relating to Development Application DA-33-2025 provided by council to Department of Climate Change, Energy, the Environment and Water – Water Group.

B. Any amendments or modifications to the proposed controlled activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Department of Climate Change, Energy, the Environment and Water - Water Group, must be notified in writing to determine if any variations to the GTA will be required.

TC-G005 - A. The application for a controlled activity approval must include the following plan(s):

- Site plans – with demarcation of waterfront land and associated riparian corridors
- Detailed civil construction plans
- Erosion and sediment control plans
- Vegetation management plan
- Itemised costings

B. The plan(s) must be prepared in accordance with Department of Climate Change, Energy,

the Environment and Water – Water Group’s guidelines located on the website
<https://www.dpie.nsw.gov.au/water/licensing-and-trade/approvals/controlled-activity-approvals/what/guidelines>

SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by Department of Climate Change, Energy, the Environment and Water – Water Group for integrated development associated with IDAS-2025-10595 as provided by council:

- A. Statement of Environmental Effects, prepared by Ambrose Building Development Solutions, date unknown
- B. Site Plans, prepared by New England Design Group, dated December 2024
- C. Vegetation Management Plan, prepared by Stephen Cotter, dated January 2026

Condition reason: To satisfy requirements under the NSW Water Management Act 2000

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Vegetation Management Plan

The development must be carried out in accordance with the recommendations contained within the Vegetation Management Plan prepared by Stephen Cotter and dated January 2026.

Condition reason: To satisfy requirements of the NSW Water Management Act 2000

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BCA audit report compliance

The development is to comply with the NCC and recommendations contained within the *BCA Fire and life safety audit report* prepared by 4U Certification and dated 6 August 2025.

Condition reason: To satisfy the requirements of the National Construction Code

Building Work

Before issue of a construction certificate

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Construction Certificate

In accordance with the provisions of Section 6.6 and 6.7 of the *Environmental Planning and Assessment Act 1979*, construction works approved by this consent must not commence until:

- a) a Construction Certificate has been issued;
- b) the NSW Planning Portal has been advised of:
 - (i) the intention to commence work; and
 - (ii) the specific Principal Certifying Authority (building inspector) that has been appointed to the project.

Documentation required under this condition must show that the proposal complies with all relevant development consent conditions and is not inconsistent with the approved plans, the

	Building Code of Australia and the relevant Australian Standards.								
	Condition reason:								
7	<p>Section 68 Approvals</p> <p>Before issue of a construction certificate, an approval is required under Section 68 of the Local Government Act for any required plumbing and drainage works.</p> <p>Condition reason: To ensure the appropriate section 68 approvals are in place prior to issue of a construction certificate for the development.</p>								
8	<p>Section 7.12 Contributions</p> <p>A contribution is to be paid to Council towards the provision or improvement of public facilities (as per Uralla Shire Council's section 7.12 Contributions Plan 2021).</p> <table border="1"> <thead> <tr> <th>Proposed Development *</th> <th>Cost of Levy Percentage</th> <th>Total Contribution</th> <th>Note</th> </tr> </thead> <tbody> <tr> <td>\$111,138.50</td> <td>1%</td> <td>\$1,113.85</td> <td><i>Contribution Rate remains current until first date of next quarter</i></td> </tr> </tbody> </table> <p>*Proposed cost of carrying out the development less any credits which may apply.</p> <p>Contributions are indexed annually at the end of each financial year.</p> <p>Condition reason: To assist the Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the LGA.</p>	Proposed Development *	Cost of Levy Percentage	Total Contribution	Note	\$111,138.50	1%	\$1,113.85	<i>Contribution Rate remains current until first date of next quarter</i>
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Before building work commences

9	<p>Erosion and sediment controls in place</p> <p>Before any site work commences, the principal certifier or Council (where a principal certifier is not required), must be satisfied that adequate erosion and sediment controls are in place. These controls must remain in place until any bare earth has been restabilised.</p> <p>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</p>
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During building work

10	<p>Discovery of relics and Aboriginal objects</p> <p>While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered:</p> <ul style="list-style-type: none"> a. the work in the area of the discovery must cease immediately; b. the following must be notified <ul style="list-style-type: none"> i. for a relic – the Heritage Council; or ii. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the <i>National Parks and Wildlife Act 1974</i>, section 85. <p>Site work may recommence at a time confirmed in writing by:</p> <ul style="list-style-type: none"> a. for a relic – the Heritage Council; or b. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the <i>National Parks and Wildlife Act 1974</i>, section 85. <p>Condition reason: To ensure the protection of objects of potential significance during works.</p>
11	<p>Procedure for critical stage inspections</p> <p>While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with</p>

	<p>this consent and the relevant construction certificate.</p> <p>Condition reason: To require approval to proceed with building work following each critical stage inspection.</p>
12	<p>Stormwater Disposal</p> <p>Stormwater from paved and impervious surfaces is to be disposed in a manner that does not cause a nuisance for neighbouring properties, by one of the following methods:</p> <ul style="list-style-type: none"> a. By piping to the street gutter. b. By piping to a rainwater tank and then via the overflow to the street gutter. <p>Stormwater infrastructure is to be installed during building work as soon as the roof is constructed.</p> <p>Condition reason: To alleviate any potential stormwater problems with respect to the buildings on the allotment or adjoining allotments.</p>

Before issue of an occupation certificate

13	<p>Occupation Certificate</p> <p>The relevant Occupation Certificate must be obtained before the approved use commences, in accordance with the Environmental Planning & Assessment Act 1979 and to ensure the health and safety of the building's occupants.</p> <p>ADVISING: Failure to obtain an Occupation Certificate is an offence under the legislation</p> <p>Condition reason: To ensure the building is suitable for occupation (in accordance with its BCA classification).</p>
14	<p>Plumbing and Drainage</p> <p>Any required plumbing and drainage work shall comply with the Plumbing and Drainage Act 2011, Plumbing and Drainage Australian Standard AS3500, Plumbing Regulations 2017 and the Plumbing Code of Australia (NCC 2016).</p> <p>Prior to issue of an occupation certificate, the principal certifier shall be provided with a copy of the Final Plumbing and Drainage Certificate confirming compliance with the <i>Plumbing and Drainage Act 2011</i>.</p> <p>Condition reason: To ensure any plumbing and drainage work complies with the relevant requirements of the Plumbing and Drainage Act 2011</p>
15	<p>Provision of disabled car park space</p> <p>The design and construction of the accessible parking space (as an alteration to the existing off street car park area) is to comply with AS/NZS 2809.6:2009 - parking facilities - off street parking for people with disabilities.</p> <p>Condition reason: To ensure construction complies with Australian Standards</p>

Occupation and ongoing use

No additional conditions have been applied to this stage of development.

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with

when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes](#). The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent. Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means URALLA SHIRE COUNCIL.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Sydney district or regional planning panel means Northern Regional Planning Panel.